

**AGENDA:** March 25, 2003

**4.13**

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** 400 Castro Street—Accept Public Improvements

### **RECOMMENDATION**

Accept the public improvements installed by the developer at 400 Castro Street for maintenance throughout their useful lives.

### **FISCAL IMPACT**

The public improvements installed for the development were paid for by the developer. In addition, the developer, Tishman Speyer, paid a parking mitigation payment in the amount of \$754,000 for 29 parking spaces needed to accommodate the retail space in their building along Castro Street. These funds are earmarked for the Downtown Parking Structure No. 2 at California and Bryant Streets.

### **BACKGROUND AND ANALYSIS**

The public improvement plans for the six-story, 150,416 square foot office building with ground floor retail and four levels of underground parking with 527 spaces were approved on March 19, 2002. The public improvements were completed on Bryant Street, California Street and Castro Street. The work included removing and replacing 9,500 square feet of asphalt concrete pavement surface, 520 lineal feet of curb and gutter, 4,000 square feet of standard sidewalk and 2,750 square feet of Castro Street decorative sidewalk; installation of a 44' wide driveway; 11 street trees; five streetlights; three pedestrian ramps; 59 lineal feet of 12" reinforced concrete pipe (RCP); 153 lineal feet of 15" RCP; four storm drain manholes; one sewer lateral; a 1" irrigation service; a 6" domestic water service; an 8" fire service; and one fire hydrant.

In addition, prior to the start of the construction project, the developer constructed a 126-space temporary public parking lot on the vacant Bryant Street land parcels between Mercy Street and California Street. The parking lot will remain in use until a development plan is approved for the site.

The public improvements have been completed to the satisfaction of the City Engineer, and it is appropriate and in accordance with the City's standard policy to accept the improvements for maintenance.

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**PUBLIC NOTICING**—Agenda posting.

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977-03-25-03M^

cc: Tishman Speyer

APWD—Ko, LDE, CE, SPWI/Recall, UIL, F/c